

Quick Summary of Comparable Properties

Residential Summary

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
1195 Coolidge Avenue	San Jose	4	3 0	6	3,297	\$726.42	6,450 (sf)	\$2,395,000	13	\$2,395,000	01/27/16
1634 Laurelwood Drive	San Jose	4	2 1	5	3,009	\$792.62	10,354 (sf)	\$2,385,000	61	\$2,385,000	02/12/16
1881 Dry Creek Road	San Jose	4	3 0	7	3,374	\$652.05	33,977 (sf)	\$2,188,000	52	\$2,200,000	11/30/15
2188 Bello Avenue	San Jose	5	5 1	0	3,700	\$594.59	8,260 (sf)	\$2,200,000	0	\$2,200,000	03/18/16
2360 Richland Avenue	San Jose	4	3 0	0	3,000	\$725.00	9,148 (sf)	\$2,175,000	0	\$2,175,000	12/15/15
2950 Lantz Avenue	San Jose	5	4 1	1	3,980	\$542.96	12,600 (sf)	\$2,149,000	0	\$2,161,000	02/22/16
2956 Lantz Avenue	San Jose	5	4 1	16	3,963	\$529.90	12,259 (sf)	\$2,149,000	0	\$2,100,000	12/18/15
1777 Johnston Avenue	San Jose	4	3 1	14	2,708	\$738.55	6,035 (sf)	\$1,875,000	0	\$2,000,000	12/22/15

SOLD

# LISTINGS:	8	AVG VALUES:	6	3,379	\$662.76	12,385 (sf)	\$2,189,500	16	\$2,202,000
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# LISTINGS TOTAL:	8	AVG VALUES FOR ALL:	6	3,379	\$662.76	12,385 (sf)	\$2,189,500	16	\$2,202,000
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Quick Statistics (8 Listings Total)

	Min	Max	Median
List Price	\$1,875,000	\$2,395,000	\$2,181,500
Sale Price	\$2,000,000	\$2,395,000	\$2,187,500

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	1195 Coolidge Avenue, San Jose 95125	\$2,395,000	MLS: ML81547846
	Beds: 4	Baths F/P: 3 0	DOM: 6



Property Overview

Area: Willow Glen (10)
 Bds,Bth: 4, 3|0 Age: 13
 Sqft: 3,297 Lot: 6,450 (sf)

Pricing / Dates

Original:	\$2,395,000	Date:	1/21/16
List:	\$2,395,000	Date:	1/21/16
Sold:	\$2,395,000	Date:	1/27/16
\$/SqFt:	\$726.42		
		OffMktDate:	1/27/16

Remarks

Experience the atmosphere of excellence from the moment you enter this gracious traditional style home. Rebuilt and expanded with modern luxuries and amenities as well as rich architectural appointments in 2003 by DeMattei Construction. Charm&character abound in this timeless design situated in highly coveted location just one block to downtown Willow Glen. Gourmet kitchen w/state of the art design, island w/built-ins,Viking cooktop, farm sink,marble&butcher block counters, walkin pantry&tons of storage.Breakfast room & amazing great room with brick fireplace.Spectacular formal rooms perfect for entertaining offer rich hardwood flooring, custom window treatments, Pozzi windows,mudroom, French doors to courtyard, flagstone patio,lush landscape with fruit trees and pergola.Main floor offers guest room&guest bath with pedestal sink, shower & terra-cotta tile flooring.Amazing Master suite w/vaulted ceilings,huge walk in closet with built -ins. Don't miss this once in a lifetime opportunity.

Property Features

Family Room

Kitchen/Family Room Combo

Dining Area

Breakfast Nook, Eat in Kitchen, Formal Room

Pool Options

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Garage/Parking

Attached, On Street

Listed By Valerie Mein, Intero Real Estate Services

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Quick Summary of Comparable Properties

Sold	1634 Laurelwood Drive, San Jose 95125	Beds: 4	Baths F/P: 2 1	\$2,385,000	MLS: ML81546296
					DOM: 5



Property Overview	Pricing / Dates	
Area: Willow Glen (10)	Original: \$2,385,000	Date: 1/7/16
Bds,Bth: 4, 2 1	List: \$2,385,000	Date: 1/7/16
Age: 61	Sold: \$2,385,000	Date: 2/12/16
Sqft: 3,009	Lot: 10,354 (sf)	\$/SqFt: \$792.62
		OffMktDate: 1/12/16

Remarks

Welcome to the Prestigious Neighborhood of Linden Oaks in Willow Glen | Laurelwood Drive is an Oak Tree Lined Street with Gorgeous California Ranch-Style Homes | 4 Bedroom 2.5 Bath | 3,100sf | 10,000+sf Lot | Chef's Kitchen with Limestone Counters, Top-of-the-Line Appliances, X-Large Prep Island | Sky Lights | Travertine & Hardwood Floors | Huge Private Master Suite w/Lg Walk-In Closet | Backyard Built for Entertaining: Connecticut Blue Stone Deck, Gorgeous Pebble-Tech Pool w/Rock Water Fall, Outdoor Built-in BBQ Center, Outdoor Fireplace Area Under Canopy of Wisteria, Plus a Secluded Hot Tub Tucked Away in a Private Corner | Large Circular Driveway | Walking Distance to Top-Rated Booksin Elementary API 938, St Christopher's School & Presentation High | Home is Located Near the Prime "U" of Laurelwood and Mulberry | Create all your Future Memories in a Beautiful Home on a Street Worthy of Storybooks!

Property Features

Family Room
Kitchen/Family Room Combo

Dining Area
Dining Area in Family Room, Formal Room

Pool Options
Heated - Solar, Spa/Hot Tub

Garage/Parking
Attached

Listed By Loren Burks, Coldwell Banker

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold 2188 Bello Avenue, San Jose 95125 **\$2,200,000** **MLS: ML81565897**

Beds: 5 **Baths F/P: 5|1**



Property Overview

Area: Willow Glen (10)
 Bds,Bth: 5, 5|1 Age: 0
 Sqft: 3,700 Lot: 8,260 (sf)

Pricing / Dates

Original: **\$2,200,000** Date: 3/18/16
 List: **\$2,200,000** Date: 3/18/16
 Sold: **\$2,200,000** Date: 3/18/16
 \$/SqFt: **\$594.59**
 OffMktDate: 3/18/16

Remarks

CLOSED ON MARCH 11TH, THIS IS FOR COMPARISON PURPOSES ONLY. Absolutely gorgeous NEW home in highly sought after Booksin Elementary school neighborhood. Gourmets kitchen with Granite slab counters, large island with prep sink and top of the line GE appliances. Formal living room & separate family room both with fireplaces. Large formal dining room with wainscoting. Walk-thru butlers pantry with sink & wine refrigerator. Huge master retreat with two large walk-in closets. Master bath like a spa with a Jacuzzi tub, separate Travertine & glass mosaic tile shower and dual vanities. All of the other bedrooms are en-suites with their own baths and walk-in closets, one of which is located on the first floor. Indoor utility room with basin sink. Hardwood flooring throughout. Dual zone heat and A/C, Old World stucco and interior texture. Cement tile roof, 220V hook-up in garage for electric car and the list goes on and on

Property Features

Family Room

Separate Family Room

Dining Area

Breakfast Bar, Breakfast Nook, Formal Room

Pool Options

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Garage/Parking

Attached, Electric Car Hookup, Gate/Door Opener

Listed By Randy Pertner, Coldwell Banker

Sold 1881 Dry Creek Road, San Jose 95124 **\$2,188,000** **MLS: ML81522423**

Beds: 4 **Baths F/P: 3|0** **DOM: 7**



Property Overview

Area: Willow Glen (10)
 Bds,Bth: 4, 3|0 Age: 52
 Sqft: 3,374 Lot: 33,977 (sf)

Pricing / Dates

Original: **\$2,188,000** Date: 11/12/15
 List: **\$2,188,000** Date: 11/12/15
 Sold: **\$2,200,000** Date: 11/30/15
 \$/SqFt: **\$652.05**
 OffMktDate: 11/19/15

Remarks

LOOK NO FURTHER!THIS COULD BE YOUR LAST OPPORTUNITY TO OWN THIS MUCH LAND THIS CLOSE TO POPULAR LOCATIONS SUCH AS THE PRUNERYARD, DOWNTOWN CAMPBELL,&WILLOWGLEN.TWO GATED ENTRANCES OFF DRY CREEK&MIDWAY MAKE THIS SO CONVENIENT. YOU FEEL LIKE YOU ARE IN A NEIGHBORHOOD.MID-CENTURY HOME SITUATED ON RISING KNOLL, SPRAWLING AND GRAND IT IS READY FOR REMODEL OR TO BUILD YOUR DREAM HOME.SPARKLING POOL AMID UNIQUE AND PICTURESQUE SETTING. EXCELLENT BAGBY, IDA PRICE & BRANHAM.

Property Features

Family Room

Separate Family Room

Dining Area

In Living Room

Pool Options

Fenced, In Ground, Sweep

Garage/Parking

Attached, Gate/Door Opener, Parking Area

Listed By Valerie Mein, Intero Real Estate Services

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Quick Summary of Comparable Properties

Sold 2360 Richland Avenue, San Jose 95125 \$2,175,000 MLS: ML81535053
Beds: 4 Baths F/P: 3|0



Property Overview		Pricing / Dates	
Area: Willow Glen (10)	Age: 0	Original: \$2,175,000	Date: 12/15/15
Bds,Bth: 4, 3 0	Lot: 9,148 (sf)	List: \$2,175,000	Date: 12/15/15
Sqft: 3,000		Sold: \$2,175,000	Date: 12/15/15
		\$/SqFt: \$725.00	
		OffMktDate: 12/15/15	

Remarks
 Another masterpiece by Brooke Shaw of Brooke Shaw Builder* Stunning interior design by Mark Lupo Interiors of Saratoga*Dramatic open spaces*Loggia with fireplace overlooking backyard*Extensive use of fine stone and hardwood*Two master suites, one suitable for a home office, a nanny, guests or aging parents*Built with a full home automation suite, this home includes Sonos speaker hookups, WeMo switches, August door lock and a full Nest suite. Control it all from your pocket or a wall-mounted iPad control.

Property Features

Family Room
 Separate Family Room

Dining Area
 Dining Area in Family Room

Pool Options
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Garage/Parking
 Attached, Gate/Door Opener

Listed By Patrick Farnsworth, Sereno Group

Sold 2950 Lantz Avenue, San Jose 95124 \$2,149,000 MLS: ML81546179
Beds: 5 Baths F/P: 4|1 DOM: 1



Property Overview		Pricing / Dates	
Area: Willow Glen (10)	Age: 0	Original: \$2,149,000	Date: 1/7/16
Bds,Bth: 5, 4 1	Lot: 12,600 (sf)	List: \$2,149,000	Date: 1/7/16
Sqft: 3,980		Sold: \$2,161,000	Date: 2/22/16
		\$/SqFt: \$542.96	
		OffMktDate: 1/8/16	

Remarks
 This quiet tree lined street in Willow Glen is coming to life with newly constructed multi-million dollar homes including this Modern Craftsman masterpiece. This brand new 5Bd/4.5bth home has been meticulously crafted by renowned builder Pacific Union Property Developers. Setback off the street, this home is situated perfectly on the huge lot. With attention to every detail, the Chef's kitchen and open floorplan looking out to the massive rear yard offer the ultimate venue for entertaining and living the affluent bay area lifestyle.

Property Features

Family Room
 No Family Room

Dining Area
 Breakfast Bar, Breakfast Nook, Formal Room

Pool Options
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Garage/Parking
 Attached

Listed By Guy Giuffre, Giuffre Properties

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	2956 Lantz Avenue, San Jose 95124	Beds: 5	Baths F/P: 4 1	\$2,149,000	MLS: ML81520739
					DOM: 16



Property Overview	Pricing / Dates
Area: Willow Glen (10)	Original: \$2,149,000 Date: 10/29/15
Bds,Bth: 5, 4 1	List: \$2,149,000 Date: 10/29/15
Age: 0	Sold: \$2,100,000 Date: 12/18/15
Lot: 12,259 (sf)	\$/SqFt: \$529.90
	OffMktDate: 11/13/15

Remarks

This quiet tree lined street in Willow Glen is coming to life with newly built multi-million dollar homes including this Modern Craftsman masterpiece. Situated on one of Willow Glen's largest lots, this brand new 5Bd/4.5bth home has been meticulously crafted by renowned builder Pacific Union Property Developers. With attention to every detail, the Chef's kitchen and open floorplan looking out to the massive rear yard offer the ultimate venue for entertaining.

Property Features

Family Room
No Family Room

Dining Area
Breakfast Bar, Breakfast Nook, Formal Room

Pool Options
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Garage/Parking
Attached

Listed By Guy Giuffre, Giuffre Properties

Sold	1777 Johnston Avenue, San Jose 95125	Beds: 4	Baths F/P: 3 1	\$1,875,000	MLS: ML81534207
					DOM: 14



Property Overview	Pricing / Dates
Area: Willow Glen (10)	Original: \$1,875,000 Date: 12/3/15
Bds,Bth: 4, 3 1	List: \$1,875,000 Date: 12/3/15
Age: 0	Sold: \$2,000,000 Date: 12/22/15
Lot: 6,035 (sf)	\$/SqFt: \$738.55
	OffMktDate: 12/17/15

Remarks

New construction that aligns farmhouse style with contemporary interior finishes. Soaring 20 ft ceiling in entry and wide-plank French white oak floors make a grand entrance. The great room offers an open floor plan located within proximity of the dining and living areas promoting conversation, entertaining or family living area - the way buyers use space today. Gorgeous quartz countertops, elegant white subway tiles, sleek kitchen appliances and farmhouse sink are displayed in this chef's kitchen. Four spacious bedrooms (two on-suite) with ample storage and custom closet systems. Glamorous master bathroom with high-style freestanding tub, elegant glass pendant chandelier, floor-to-ceiling glistening mosaic tiles which transitions in and out of the glass-walled shower, and the dual rectangular sinks. Entertainers backyard with Azek (maintenance free) decking, raised vegetable garden and fruit trees. Booksin Elementary and within walking distance to downtown Willow Glen and parks.

Property Features

Family Room
Kitchen/Family Room Combo

Dining Area
In Living Room

Pool Options
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Garage/Parking
Electric Car Hookup

Listed By Denise Carr, KW Bay Area Estates

The above information is deemed to be accurate but not guaranteed.